

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
For
February 18, 2010
MEETING NO. 2-10**

APPLICATION: HDC2010-00495
ADDRESS: 712 Roxboro Drive
ACCEPTED: 1/6/10
45 DAY LIMIT: N/A
OWNER: Ie-Ru Wang
REQUEST: Evaluation of Significance for Demolition
STAFF: Robin D. Ziek



PROJECT SUMMARY

The applicant submitted a demolition permit as part of a building permit for new construction. Staff recommends that the property is ineligible for historic district designation because it lacks integrity, in accordance with the HDC's historic review, which considers approved Criteria and Integrity in their deliberation.

STAFF RECOMMENDATION

Staff recommends the HDC find that the property is not eligible for historic designation, given the following findings:

The subject property has lost sufficient integrity that it no longer conveys a sense of time or place. This occurred in 2007 in conjunction with a building permit for an addition.

[DRAFT MOTION OF APPROVAL:]

Finding that the property at 712 Roxboro Drive lacks sufficient integrity, I recommend that HDC2010-00495, Evaluation of Historic Significance, does not move forward for historic designation.

BACKGROUND: In 2007, the then-owner applied for a building permit for an addition, which permit was subsequently put on hold by the Inspection Services Division. In accordance with City regulations, the owner removed all of the building except for two adjoining exterior walls. As the City permitted up to 50% removal of a structure to fall under “alterations,” this was not initially viewed as a demolition. Subsequently, City staff determined that more than 50% of the original structure had been removed, and the project was then considered a demolition/new construction. It has been on hold for over a year, and the property has changed hands. The new owner is applying for demolition and new construction of a single-family house.

Previous Requests

BLD2007-13117 Addition application

Property Area: 5,217 sf

Structure Area: N/A

Zone: R-60

City of Rockville Permits Required

Demolition Permit

Building Permit

DISCUSSION OF THE PROPOSED PROJECT

This is located in the Roxboro neighborhood, which was platted in 1951. All of the homes are of similar scale and design, being 1-1/2 story Cape Cod style houses. Some homes have additional 2nd story floor area with a rear roof extension. The neighborhood provides an example of the mid-20th century suburban development that resulted in the rapid expansion of the City of Rockville after World War II. Staff has no information about the condition of the house prior to its current condition. In the past, consideration of single-site historic significance in this area has resulted in additional background information about the City’s mid-20th century history, but individual homes have not been recommended for historic designation (see Site History on the City web page for 715 Brent Road, for example).



View along Roxboro, looking east



714 Roxboro, adjacent property



Existing
Conditions

2-4-10



HISTORIC DESIGNATION CRITERIA

The following checklist to be used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

I. Historical and cultural significance:

- A. Event: the site of a significant historic event
- B. Person: identified with a person or a group of persons who influenced society
- C. Pattern of Events: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities
- D. Cultural Value: has character, interest, or value as part of the development, or cultural heritage of the City, County, State, Nation

II. Architectural and design significance:

- A. Embodies the distinctive characteristics of a type, period or method of construction
- B. Represents the work of a master
- C. Possesses high artistic values
- D. Represents a significant and distinguishable entity whose components may lack individual distinction
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape

Historic Integrity of structure and site:

Original site and setting largely preserved (lot size, environmental character, trees, setbacks, streetscape)

Outbuildings present and largely preserved

Original or near original condition (all changes reversible)

Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact)

Substantially Altered (basic shape, original façade plan, windows and doors have been obscured or changed)

Level of site significance: Local; State; National

12/2/09

